WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20100000131 DEEDWARR Recvd: 01/04/10 10:19 2 pgs Fees:13.00 Taxes:740.00 20100104-0000188	The actual consideration or value, whichever is greater, for this transfer is **$200,000.00** Affiant Subscribed and sworn to before me, this the 30th day of December, 2009. Notary Public My commission expires: 2/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Timothy J. Flynn **Angela S. Flynn**	**New Owners**	**Map 145-03 Parcel 023.00**
1504 Dresden Circle		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE,

Daren Ross, an unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy J. Flynn and wife, Angela S. Flynn

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Roselawn Estates, Section Two, of record in Book 3106, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Daren Ross and wife, Laura T. Ross, by Warranty Deed dated March 25, 1999 from James L. Poteet, married, of record in Book 11403, Page 914, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of record in Case No. 07D-1561, Fourth Circuit Court for said County. The said property was further conveyed to Laura Tudor Ross by Quitclaim Deed dated August 20, 2007 from Daren Ross, of record in Instrument No. 20070822-0100301, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Daren Ross, an unmarried man, by Quitclaim Deed dated December 3, 2009 from Laura Tudor Ross, an unmarried woman, of record in Instrument No. 20091204-0111226, Register's Office for Davidson County, Tennessee.

This is improved (X) Unimproved ( ) property, known as 1504 Dresden Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **30th** day of **December, 2009**

Daren Ross by Meredith Brown, Atty-in-Fact _____
Daren Ross by Meredith Brown, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Meredith Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Daren Ross**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Daren Ross**, for the purpose therein contained, by signing the name of **Daren Ross**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2009.

_____
Notary Public

My Commission expires: 10.21-12

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.